

CITY PLAN COMMISSION MEETING 1ST FLOOR CITY COUNCIL CHAMBERS SEPTEMBER 24, 2015 1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Loweree present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Brannon Commissioner Grambling Commissioner Loweree Commissioner Bustamante Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Ardovino Commissioner Madrid

AGENDA

Commissioner Brannon read the rules into the record. Kimberly Forsyth, Program Manager for Planning & Inspections, read the revisions to the agenda into the record.

*ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to APPROVE the agenda as amended.

AYES: Commissioner Brannon, Grambling, Loweree, Bustamante, and Landeros

NAYS: N/A ABSTAIN: N/A

ABSENT: Commissioner Ardovino, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

Mr. Gallinar announced that Ms. Kimberly Forsyth was hired as the Program Manager for Planning & Inspections.

I. CALL TO THE PUBLIC - PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

	IION WAS TAKEN.
11.	CONSENT AGENDA
	WERE NO ITEMS UNDER THE CONSENT AGENDA.
	REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved. without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. SUSU15-00054:

Sunset Terrace #5 - A portion of Tract 1A and 1B, Nellie D.

Mundy Survey No. 241, and a portion of Tract 3A, Nellie D.

Mundy Survey No. 240, City of El Paso, El Paso County, Texas

Location:

North of Borderland and West of Desert South

Property Owner:

Tropicana Development CEA Group

Representative:

District:

Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 11.18 acres of vacant land for 62 single-family lots. Access to the subdivision is proposed from Bellwoode and Bells Corners Avenues. The development lies within the La Puesta Del Sol land study and is vested under the former subdivision code. The applicant is requesting two modifications. Staff recommends approval of Sunset Terrace #5 along with the modification request. Staff is recommending approval with the conditions stated in the staff report.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Grambling, and unanimously carried to APPROVE SUSU15-00054.

Motion pa	ssed.			
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Major Combination (Reconsideration):

2. SUSU14-00062:

Que Padre Subdivision - A portion of Tract 2, Block 1, Upper

Valley Surveys, City of El Paso, El Paso County, Texas

Location:

East of Sunland Park and South of Doniphan

Property Owner:

EP Sunland, LLC.

Representative:

Kimley-Horn and Associates

District:

Staff Contact:

Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, noted that the applicant seeks re-approval of Que Padre Subdivision with two waivers noted in the staff report. The only change is the new waiver for the hike and bike requirement. The applicant will be constructing the full width of Emory Drive. The applicant has submitted a request to waive the bike and hike rail requirement along Sunland Park Drive and the 300' maximum cul-de-sac length requirement in non-residential zoning districts. This development was reviewed under the current subdivision code. Staff recommends approval and approval of the waiver requests.

Joseph Nestor, on behalf of the applicant, concurred with staff's comments.

ACTION: Motion made by Commissioner Grambling, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU14-00062.**

Motion passed.

3. **SUSU14-00090:**

CMC Commercial Unit 2 – A portion of Tracts 2E and 2E4, Nellie

D Mundy Survey #243, City of El Paso, El Paso County, Texas

Location:

South of Trans Mountain and East of Resler

Property Owner:

Cimarron Hunt Communities, Tenet Healthcare Corporation,

Plexxar Capital, LTD

Representative:

CSA Design Group

District:

Staff Contact:

. Joaquin

Rodriguez.

(915)

212-1608.

rodriguezix3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant is requesting a reconsideration of a previously approved plat. The only modification is an increase in parkway width. The increased parkway width will accommodate increased landscaping more suited to future growth along the Trans Mountain Corridor and within the proposed development. Staff recommends approval of the modification request and approval of the CMC Commercial Unit 2 on a Reconsideration basis.

Glenn Brooks with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU14-00090**.

Motion passed.	-		

PUBLIC HEARING Resubdivision Combination:

4. **SUSU15-00050:** Gateway Stormwater South Pond – All of Lots 1 Thru 32, and the

alley within Block 45, All of Lots 1 thru 4 and 30 thru 32 and portions of Lot 29 and the alley within Block 44, a portion of Cebada Street, Durazno Avenue and Estrella Street; all within Supplemental Map No. 1 of East El Paso, City of El Paso, El

Paso County, Texas

Location:

South of Interstate 10 and West of Copia

Property Owner:

El Paso Water Utilities

Representative:

Conde, Inc.

Joaquin

District:

8

Staff Contact:

Rodriguez,

(915)

212-1608.

rodriguezix3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to subdivide 4 acres of land south of I-10 in the City's Central area. The resubdivision will accommodate the Gateway Stormwater South Pond, Phase II of the Gateway Stormwater Project. The application includes the dedication of newly constructed 20' alley to the west as well as street improvements to Durazno and Estrella, a combined parking and landscaped area employing bulbouts spaced 50 feet on center and two on street parking stalls between each bulbout. The proposed design strikes a compromise between retaining on street parking and providing visual screening of the pond from the surrounding area. Staff recommends approval of the alternative design request and approval of Gateway Stormwater South Replat with the condition stated in the staff report.

Conrad Conde with Conde, Inc., representing EPWU concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST MOTION:

*ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to CONSIDER ITEMS 4 AND 7 TOGETHER, BUT ITEM 7 WILL BE HEARD FIRST.

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Bustamante, and unanimously carried to APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to RECONSIDER SURW15-00011 AND SUSU15-00050 TO ALLOW FOR PUBLIC COMMENTS.

Motion passed.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

4TH MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.

Motion passed.

5. SUSU15-00051: Horizon Hills Estates Replat A - A Replat of all of Block 13,

Horizon Hills Estates, El Paso County, Texas

Location:

South of Rojas Drive and West of Nonap Road

Property Owner:

Horizon Hills, LLC

Representative:

Del Rio Engineering

District:

ETJ

Staff Contact:

Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to replat 3.3298 acres of land into 6 single family lots and 1 park. Access to the subdivision is proposed from Mark Twain Avenue. This replat comes as the result of the applicant's coordination with County Public works for the resizing of parkland area. This development is being reviewed under the current subdivision ordinance. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path. Staff received written documentation from the County of El Paso stating that the County is willing to accept the alternative design for improvements. Staff recommends approval of the alternative sidewalk design and approval of the Horizon Hills Estates Replat A on a resubdivision combination basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Bustamante, and unanimously carried to APPROVE SUSU15-00051.

Motion passed.

6. SUSU15-00052:

Horizon Hills Estates Replat B – A Replat of Block 24, Lots 5, 6

and 12. Horizon Hills Estates, El Paso County, Texas

Location:

South of Rojas Drive and West of Nonap Road Horizon Hills, LLC

Property Owner:

Representative:

Del Rio Engineering

District:

ETJ

Staff Contact:

Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to replat 1.1530 acres of land for one stormwater pond lot. Access to the subdivision is proposed from Nonap Road. This replat comes as the result of the applicant's coordination with County Public Works to enlarge the stormwater ponding area. This development is being reviewed under the current subdivision ordinance. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path, Staff received written documentation from the County of El Paso stating that the proposed right of way meets all County requirements and the County is willing to accept the waiver of right of way improvements. Staff recommends approval of the waiver of right of way improvements and approval of Horizon Hills Estates Replat B on a resubdivision combination basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00052.**

Motion passed.

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PUBLIC HEARING Right-of-Way Vacation:

7. SURW15-00011: Cebada Street and Alley Vacation No. 3 - Portion of Cebada

Street, Durazno Avenue, Estrella Street and all of a 20 foot alley between Cebada Street and Estrella Street and a portion of a 20 foot alley between Cebada Street and Luna Street, City of El

Paso, El Paso County, Texas

Location: South of Gateway East and East of Piedras

Property Owner: El Paso Water Utilities

Representative: Conde, Inc.

District: 8

Staff Contact: Jeff Howell, (915) 212-1607, howellib@elpasotexas.gov

Jeff Howeli, Planner, gave a presentation and noted that the applicant is requesting approval to vacate a portion of right-of-way along Cebada Street, Durazno Avenue, Estrella Street, and a portion of a 20' alley along Estrella and Luna for the construction of a stormwater pond. The applicant is requesting approval of an alternative design for the remainder of the street right-of-way after the vacation is complete. Staff recommends approval of the right-of-way vacation.

Conrad Conde with Conde, Inc., concurred with staff's comments.

1ST MOTION:

*ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to CONSIDER ITEMS 4 AND 7 TOGETHER, BUT ITEM 7 WILL BE HEARD FIRST.

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to RECONSIDER SURW15-00011 AND SUSU15-00050 TO ALLOW FOR PUBLIC COMMENTS.

Motion passed.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

4TH MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

Motion passed.

PUBLIC HEARING Rezoning Applications:

8. PZRZ15-00024: Parcel 1: Lots 5 and 6, Block 2, Cielo Vista Amended Plat, City

of El Paso, El Paso County, Texas

Parcel 2: Lots 5 through 10, Block 3, Cielo Vista Amended Plat,

City of El Paso, El Paso County, Texas

Location:

North of Edgemere Boulevard and East of Airway Boulevard

Zoning: Parce

Parcel 1: A-2 (Apartment) and C-4 (Commercial) Parcel 2: A-2 (Apartment)

Parcel 4

Request: Parcel 1: From A-2 (Apartment) and C-4 (Commercial) to C-3

(Commercial)

Parcel 2: From A-2 (Apartment) to C-3 (Commercial)

Existing Use: Proposed Use:

Apartment Complex (To be demolished)
Retail, grocery store, and hardware store

Property Owner:

E.P. Simana, L.P.

Representative:

SLI Engineering Inc.

District:

3

Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

POSTPONED FROM 8/27/15

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial) to allow for commercial development. The A-2 (Apartment) district does not permit retail, grocery store, and hardware store. The development shall comply with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from Airway Boulevard and Catalina Way. Staff received 3 phone calls and 4 letters in support to the rezoning request. Staff also received 2 phone calls of inquiry regarding the proposed uses next to the school site. Staff's recommends approval of rezoning the subject property from A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial) with conditions stated in the staff report.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ15-00024**.

Motion passed.

9. PZRZ15-00025: Portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El

Paso County, Texas

Location:

9522 North Loop

Zoning:

R-F (Ranch-Farm)

Request:

R-F (Ranch-Farm) to C-1 (Commercial)

Existing Use:

Vacant

Proposed Use:

Apartments

Property Owner:

North Loop Apartments, LLC Exigo Architects – Jesus Ortega

Representative: District:

Staff Contact:

Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

*ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to DELETE PZRZ15-00025.

Motion passed.

10. PZRZ15-00026: Portion of Tract 14B and all of Tract 15B. Block 45, Ysleta Grant.

City of El Paso, El Paso County, Texas

Location:

174 N. Zaragoza

Zonina:

R-4/H (Residential/Historic)

Request:

From R-4/H (Residential/Historic) to S-D/H (Special

District/Historic)

Existing Use: Proposed Use: Single-Family Home Retail and Single-Family Home

Property Owners:

Gerardo and Consuelo Chacon

Representative:

Ray Mancera

District:

Staff Contact:

Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

POSTPONED FROM 9/10/15

*ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to DELETE PZRZ15-00026.

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Applications:

11. PZDS15-00017:

A portion of Lot 18, Block 2, Montwood Heights Unit 4, City of El

Paso, El Paso County, Texas

Location:

12430 Montwood Drive

Zoning:

C-1/c (Commercial/conditions)

Request:

Detailed Site Development Plan Review per Ordinance

No.11446

Existing Use:

Vacant

Proposed Use:

Medical office

Property Owner:

Marcella Frausto

Representative:

Guillermo Barajas

District:

Staff Contact:

Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a detailed site development plan review as required by Ordinance No. 11446 dated June 22, 1993. The detailed site development plan shows a new 2,064 square feet clinic, 26 feet in height. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Montwood Drive. Staff's recommends approval of the detailed site development plan.

Guillermo Barajas concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Grambling, seconded by Commissioner Landeros, and unanimously carried to **APPROVE PZDS15-00017.**

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PUBLIC HEARING Special Permit Application:

12. PZST15-00031: Portion of Lots 25 and 26, inclusive, Block 11, East El Paso

Addition (Supplemental Map No.1), City of El Paso, El Paso

County, Texas

Location: 3400 Alameda Ave. Zoning: C-4 (Commercial)

Request: New 65' Personal Wireless Service Facility (PWSF)

Existing Use: Motor Vehicle Repair, Major

Proposed Use: New 65' Personal Wireless Service Facility (PWSF)

Property Owner: Robert Malooly

Representative: Pinnacle Consulting, Inc. - Ben Feldman

District: 8

Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the proposed site within a one-half mile radius of an existing PWSF site as required by El Paso City Code Section 20.10.455G. The antennas and support structure will be camouflaged to resemble a palm tree. The proposed PWSF meets all setback and height requirements for location in a commercial district. An access easement within an existing driveway is proposed from Alameda Avenue. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the special permit for a Personal Wireless Service Facility, (PWSF).

Ben Feldman with Pinnacle Consulting Inc., concurred with staff's comments and answered questions from the commission.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **DENY PZST15-00031**.

Motion passed. (5-0 vote to **denv**.)

The applicant was made aware that he can appeal to City Council.

Commissioner Landeros requested that staff look at camouflaging requirements and see what other jurisdictions are doing in regards to camouflaging and how they have worked around these issues and bring it back to the commission for consideration.

Mr. Gallinar will inform the City Manager that this is a concern of the commission.

Other Business:

13. Discussion and action on the City Plan Commission minutes for: September 10, 2015

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPEMBER 10, 2015.**

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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to adjourn this meeting at 2:39 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission